



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: VAR-26-4
Meeting Date: March 3, 2026

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 471A-37

Parcel Size: 5.55 acres

Applicant: Gay Gibson
122 Claytons Bluff
Rincon, Ga 31326

Owner(s): Gay Gibson
122 Claytons Bluff
Rincon, Ga 31326

Location: 122 Claytons Bluff
Rincon, GA 31326

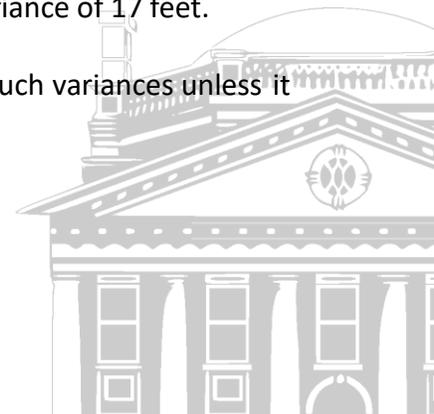
Existing Land Use and Zoning:

The subject parcel is located at **3142 Little McCall Road**. According to the **County Tax Assessor's records**, a **stick-built home** is located on the property. **Ingress and egress** to the site are provided from **Clayton's Bluff**. Properties to the north, south, east, and west are zoned AR-1 (Agricultural–Residential, 5 acres or more).

The Proposed Request:

The applicant has requested to construct an addition to his kitchen. The addition would be 16x34 (544 sqft). The current setbacks in AR-1, for a minimum side yard (street/easement) is 50 feet. The addition to the kitchen would only be 33 feet from the street. Requiring a variance of 17 feet.

Variance Criteria- Article IX- 9.1: The board of commissioners shall not grant such variances unless it finds, based on the evidence presented to it in each specific case, that:



- a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property, and
- b. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property, and;
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out, and;
- d. The relief sought will not in any manner vary the provisions of the zoning ordinance or comprehensive plan, except that those documents may be amended in the manner prescribed by law.

Comprehensive Plan:

The parcel falls within the Agricultural – Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Determination:

Staff has reviewed the application, and the application is complete, with the following stipulations:

1. **Must meet all applicable building codes through the permitting process.**

Planning and Zoning Services

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